

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION. ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

IRRIGATION CONCEPT

- INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE
- BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE. 3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- 6. NO PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY. WHERE REQUIRED, R.O.W. IRRIGATION SHALL BE TEMPORARY AND REMOVED WITHIN ONE YEAR ONCE THE LANDSCAPE HAS BEEN ESTABLISHED.

	PLANT SCHEDULE										
				SIZE	ΟΤΥ	REMARKS	_				
	100 mg		Dallas Red Crape Myrtle	2.5" Cal.	18	7' MIN. HT.					
	LIG Lagerstroemia indica 'Glendora White"		White Crape Myrtle	18	7' MIN. HT.					B	
	hund										
	$\overline{\mathbf{x}}$		Ria Taath Maala		11						
		um x saccharum	Big Tooth Maple	11	11 7' MIN. HT.						
	PC Pistacia chinensis		Chinese Pistache	3" Cal.	2	7' MIN. HT.					
	QG Quercus glaucoide	6	Lacey Oak	5	7' MIN. HT.						
	Jumuluk		,		-						
	• TD Taxodium distichum		Bald Cypress	4" Cal.	4	7' MIN. HT.					DMMENTS
			Cedar Elm	4" Cal.	5	7' MIN, HT,					
					2	,					DATE
		idii Nana'	Dwarf Burford Holly	5 aal.	43	30" MINI UT					
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		^t umor ^y		-				NO S NO	D BY:	LLAS CC 59 AC.	
									POS	CHECKE	
	- July	eimeri	Lindheimer's Muhly	1 gal.	13	18" MIN. HT.			PUR		FACII RACT 1.6 I COUNT TY, TE>
	SMALL SHRUBS								FOR (XED BY: SS	ALL I 155, T DENTON COUNT
	En and a second	eek`	Rose Creek Abelia	3 gal.	46	24" MIN. HT.				CHEC	AS ¹ OF D
	HPY Hesperaloe parvific	pra	Red Yucca	3 gal.	27	24" MIN. HT.					L, VA VA MA VA VA
	• SGA Salvia greggii		Autumn Sage	3 gal.	27	24" HT. MIN.			NOT IS		PKB, JIRES, BIRES, BR2A, DIPE
	SYMBOL CODE BOTANICAL	NAME	COMMON NAME	SIZE SPACING	<u>QTY</u>	REMARKS			\mathbb{Z}^{4}	DESI	DOO DPPELL RINDA SG ABS. A D ABS. A O STAT Y OF
		k transvaalensis `DT-1`	TifTuf TM Bermudaarass	ead	11 207 ef				ANDL	С Г	ECT: IN CC ANIA ANIA CIT
			500						DRAWN BY:	PROJI	
)					 EES OR PALMS			
	PAVING AREA:	30,158 SF 21,101 SF (30%)			ļ .		TO BE PRESE	RVED &		ALL STATES EXCAVATORS, I	S REQUIRE NOTIFICATION OF DESIGNERS, OR ANY PERSON
	PROPOSED ENHANCED PAVING TOTAL: PROPOSED ENHANCED PAVING*:	6,262 SF (8%) 3,519 SF (5%)		40				OTECTION	Call before	you aig SPECIFIC DIRECT I	PHONE NUMBERS VISIT:
	PARKING LOT LANDSCAPING	PE DEFICIT. REFER TO	CIVIL. REFER TO CODE 12-34-	10.		$\overset{\bullet\bullet\bullet\bullet\bullet}{\frown}$				WWW.CALL81	1.COM
	REQUIRED 10% OF THE PAVING AREA	PROVIDED			•						
	30,158 SF x 10% = 3,016 SF						EN	GI I	ERG		
	1 TREE / 400 SF, 1 TREE PER ISLAND, 1 TREE AT E	ACH TERMINUS ISLAND)		TREE MITIGA					ELOPN <mark>IENT CON</mark> SU	ULTING • PERMITTING
Particular de la factor de la f	PARKING LOT ISLAND & TERMINUS ISLANDS:	12 ISLANDS			76" TO BE RE	MOVED			TRAFFIC	DY	RING CONSULTANTS.
PHELIC RUM. VEHICLE AND REACHER (VAL) PERSONNEL AND REACHER (VAL) PERSON	PERIMETER LANDSCAPING	<u>12 TREES</u>								100	0 5002
La La LANDOCATE LANDOCATE ALC TOTAL UP 16 407 gF UP 16 4	PUBLIC R.O.W VEHICULAR USE AREAS (VUA) PERIMETER LANDSCAPE AREA 15' WIDE:	15' / 2,552 SF		1.a. 15.6% x 76" = 11.82" TREE PRESERVATION CREDIT. 1.b. 76" - 11.82" = 64.18" TO BE MITIGATED.						ryland Pennsylvania Texas	
WPERNETTER: 10 / 1.657 GP WPERNETTER: 10 / 1.657 GP WPERNETTER: 20 UNDERSTORY TREES SOUTH STATES TO STATES T	PERIMETER LANDSCAPE AREA TOTAL: 10' / 6,587 SF N PERIMETER: 10' / 2,774 SF			2. a. LANDSCAPE PLAN SHOWS MORE THAN 32.09". 3. THE REMAINING 32.09" FOR ONSITE TREES AND THE 28" FOR OFFSITE TREES TO BE PAID					www.dunamic		
TIME FRW OUT Sam. (12 + 52000) + 51,0000	W PERIMETER: TREES REQUIRED:			NATURA INCHES	AL AREAS FUND AT DBH AND \$200 PER	r \$100.00 per one II	INCH DBH FOR TREES LESS THAN 1				
NPERMETER: 2.0VERSTORY TREES (1) PROPOSED 1 EXISTING) 3.b. OFFORT TREES (2) * (310000) FEEL CONTINUED FEEL FEEL (2) * (310000) FEEL CONTINUED FEEL FEEL FEEL FEEL FEE	R.O.W. PERIMETER: <u>12 UNDERSTORY TRE</u>		EES	3.a.a. (18" x \$100.00) = \$1,800.00 FEE 3.a.b. (14" x \$200.00) = \$2,800.00 FEE							
Jage Landon - 6.63 TREES (1) TREE KEY Werkmerter: PARKING LOT LANDSCAPING: IT - PARKING LOT LANDSCAPING: IT - PARKING LOT SLADD TREE SHOUSE REQUIRED SPRUE REQUIRED SPRUE MEDICAL AND FRANCE IT - PARKING LOT SLADD TREE SHOUSE REQUIRED SPRUE MEDICAL AND FRANCE IT - PARKING LOT SLADD TREE OCOMPRINOUS IT - PARKING LOT SLADD TREE PERMIETER LANDSCAPING: IT - NORTH PERMIETER TREE PT W - WEST PERMIETER TREE PT W - W				3.b. OFFSITE TREES: (28" x \$100.00) = \$2,800 TOTAL OFFSITE FEE							
NP DERMETER: 5 OVERSTORY TREES 280 U-FR0 - STRESS (9) PROVIDED AS REDUIRED 387 U-FR0 - STRESS (9) PROVIDED AS REDUIRED 97 CONTINUOUS HEDDE PROVIDED 97 CONTINUOUS HEDDE SASA SF (11%) 97 CONTINUOUS HEDDE SASA SF (11		7 OVERSTORY TREE	<u>S</u>		TREE #	<ΕΥ					
SHRUBS REQUIRED: SPC CONTRUNCT DOS READINED PROVIDED AS REQUIRED PERMETER LANDSCAPING: R.O.W T. R.O.W PERIMETER TREE PT E RAST PERMETER TREE PT W WEST PERMETER	250' LF/50 = <u>5 TREES (5)</u>		<u></u>	PARKING LOT LANDSCAPING:							
NON-VEHICULAR OPEN SPACE (NVOS) PT N - NORTH PERIMETER TREE FEATURE LANDSCAPING PROVIDED NOS AREA BULDING FOOTPRINT 7.393 SF - 15% 27 J3 SF - 15% OT - OPEN SPACE 15%, OF NVOS LANDSCAPE AREA REQUIRED: 7,910 SF (15%) 52,733 SF - 15% 27 J0 SF OT - OPEN SPACE NVOS LANDSCAPE AREA REQUIRED: 7,910 SF (15%) 50%, SHALL A: BUFFER LA - INTERANL LA) OT - OPEN SPACE TREE VOS LANDSCAPE AREA REVUEDD: 5.634 SF (11%) T17 J1 30 SF - 3.033 SF - 15% INT - MITIGATION: SOK, SHALL BE IN REG. FROUVED: 5.634 SF (11%) T17 J1 30 SF - 3.033 SF - 15% INT - MITIGATION TREE SOK, SHALL BE IN REG. FROUVED: 5.634 SF (11%) T17 J1 30 SF - 3.03 SF - 3.03 SF - 5.03 SF 1.493 SF (32.2%) OPEN SPACE TREES REQUIRED: 2.04 ENG INFORMATISEC, 12.34-9) M 11 TEE / 25.05 NO SI ANDSCAPE AREA / NVOS AREA 2.04 ENG INFORMATISEC, 12.34-9) M 11 TEE / STORMAND 2.04 ENG INFORMATISEC, 12.34-9) M 11 TEE / STORMAND 2.04 ENG INFORMAND M 20 DEBC MOS INFORMAND 2.04 ENG INFORMAND M 20 DEBC MOS INFORMAND 2.04 ENG INFORMAND M 20 DEBC MOS INFORMAND 2.04 ENG INFORMAND	30" CONTINUOUS HEDGE PROVIDED AS REQUI		IRED	PERIMETER LANDSCAPING:							
NV05 AREA: STE AREA: BUILDING FOOTPRINT 7.383 SF - 17.655 SF = 52.733 SF 15% OF NVOS LANDSCAPE AREA REQUIRED: 7.910 SF (15%) 27.33 SF 15% - 7.910 SF (15%) 27.33 SF 15% - 7.910 SF (15%) 37.31 SF 15% - 7.910 SF (15%)	FEATURE LANDSCAPING REQUIRED PROVIDED				PT N - NOR PT E - EAST	TH PERIMETER T	TREE EE	CEDLANDSCAD	₩		
15% OF NVOS LANDSCAPE AREA REQUIRED: 7.910 SF (15%) 07. OPEN SPACE TREE 128% OF NVOS LANDSCAPE AREA REQUIRED: 5.634 SF (11%) NVOS LANDSCAPE AREA PROVIDED: 5.634 SF (11%) NVOS LANDSCAPE AREA PROVIDED: 5.634 SF (11%) NVOS LANDSCAPE AREA PROVIDED: 5.634 SF (11%) Solve Shall BE IN REO, FRONT YARED 02/27/2025 OPEN SPACE TREES REDUIRED: 1.643 SF (23.2%) OPEN SPACE TREES REDUIRED: 02/27/2025 PERCENTAGE OF NVOS LANDSCAPE AREA / NVOS AREA 1.643 SF (23.2%) OPEN SPACE TREES REDUIRED: 1.643 SF (23.2%) TOTAL TREES REDUIRED = 40 TREES (0) 1.643 SF (23.2%) NOTE: 2.0 VERSTORY TREES TOTAL TREES REDUIRED = 40 TREES PROVIDED 0 1.0 UNDERSTORY TREES PROVORED (27 OVERSTORY TREES) 0 1.0 NDERSTORY TREES PROVORED (27 OVERSTORY TREES) 0 1.1 UNDERSTORY TREES PROVORED (27 OVERSTORY TREES)	NVOS AREA: SITE AREA - BUILDING FOOTPRINT				NON-VEHIC	CULAR OPEN SPA		STEP STEP			
$\frac{17,810 \text{ SF} - 3,037 \text{ SF} - 5,634 \text{ SF}}{02/27/2025}$ $\frac{50\% \text{ SHALL B4}}{02/27/2025}$ $\frac{50\% \text{ SHALL B4}}{02/27/2025}$ $\frac{50\% \text{ SHALL B4}}{02/27/2025}$ $\frac{50\% \text{ SHALL B4}}{02/27/2025}$ $\frac{50\% \text{ SHALL B4}}{17,735 \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{1,843 \text{ SF} (23.2\%)}$ $\frac{50\% \text{ SHALL B4}}{17,735 \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{17 \text{ Resc} \text{ SF} \times 50\% + 3,955 \text{ SF}}$ $\frac{1,843 \text{ SF} (23.2\%)}{12 \text{ UNDER STORY TREES}}$ $\frac{1,90\% \text{ SF} (23.2\%)}{12 \text{ UNDER STORY TREES}}$ $\frac{1,90\% \text{ SF} (23.2\%)}{17 \text{ CO} \text{ SF} \times 50\% \text{ SF} (23.2\%)}$ $\frac{1,90\% \text{ SF} (23.2\%)}{17 \text{ CO} \text{ SF} \times 50\% $					OT - OPEN	SPACE TREE		9 3470 S			
$\begin{array}{c} & & & & & & & & & & & & & & & & & & &$	17,810 SF - 9,139 SF- 3,037 SF = 5,634 SF	<u>5,634 SF (11%)</u>									
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14,773 SF / 52,733 = 28% 17REE / 2,500 SF (UNDER 30%, PER CHART SEC. 12-34-9) 14,773 / 2,500 SF = <u>5.9 TREES (6)</u> 12 UNDERSTORY TREES <u>12 UNDERSTORY TREES</u> <u>12 UNDERSTORY TREES</u> <u>12 UNDERSTORY TREES</u> <u>12 UNDERSTORY TREES PROVIDED</u> (27 OVERSTORY, 36 ACCENT, 1 EXISTING) <u>NOTE:</u> 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIO	OPEN SPACE TREES REQUIRED: PERCENTAGE OF NVOS LANDSCAPE AREA / NVOS							National Presence. Local Expertise.	SCALE: (H)	 DAT'	
TREES PROVIDED: 2 OVERSTORY TREES 12 UNDERSTORY TREES TOTAL TREES REQUIRED = 40 TREES 64 TREES PROVIDED (27 OVERSTORY, 36 ACCENT, 1 EXISTING) *NOTE: 0 20' 40' 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 0 20' 40' 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 0 20' 40' 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 0 20' 40' 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 0 20' 40' 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 0 20' 40' 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 0 20' 40' 1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS. 1" = 20'-0" NORTH LANDSCAPE ARCHITECTURE LAND PLANNING - IRRIGATION DESIGN LDP-1 LDP-1	14,773 SF / 52,733 = 28% 1 TREE / 2,500 SF (UNDER 30%, PER CHART SEC. ⁻ 14,773 / 2,500 SF = <u>5.9 TREES (6)</u>	12-34-9)									02/27/2025
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1.a. REFER TO TREE KEY FOR REFERENCE. 1" = 20'-0" NORTH			D					EVERGREEN DESIGN GROUP	SHEET No:	_	Rev. #:
1.b 3:1 UNDERSTORY TO OVERSTORY THE RATIO PER CITY REQUIREMENT.	*NOTE:			0	20'	40'		www.evergreendesigngroup.com		D'	1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE
 - WNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS
- DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD. B. SCOPE OF WORK WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR,
 - SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY. TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, C. ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW. B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF
- PLANT MATERIAL 4. ALL TREES SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT
- FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE
- HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY. MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM
- SUPPLIER STATING THE COMPOSITION OF THE SOD SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35
- TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M: NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN,
- PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW) MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING
- OF TREES AND SHRUBS WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED^{H.} FQUAL)
- TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST
 - SOIL TESTING a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY. pH. ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL
 - SAMPLES c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE
 - ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS. PER CU. YD. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS,
- TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL GRADING & PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR
- MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
- AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. CONTRACTOR SHALL MODIFY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE PROPOSED PLANTINGS & ENSURE FULL FUNCTIONALITY OF SYSTEM SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL. ABOVE THE SURROUNDING GRADE. COMPOSITION IN THE ON-SITE SOIL GUIDELINES: 1"-2" TREES 2-1/2"-4" TREES MULTI-TRUNK TREES

MANUFACTURER'S RECOMMENDED RATE

TRENCHING NEAR EXISTING TREES:

LINES WITHIN 24 HOURS

GENERAL PLANTING

TREE PLANTING

- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- THE ENTIRE PLANTING AREA SODDIN
- I FAN UF ORDERLY CONDITION.
- INSPECTION AND ACCEPTANCE
- ANDSCAPE MAINTENANCE

- MUST OCCUR.
- PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- ALL SODDED TURF SHALL BE NEATLY MOWED.
- SYSTEM WHICH OPERATE IMPROPERLY.

- ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

- WARRANTY PERIOD. PLANT GUARANTEE AND REPLACEMENTS

- DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

- TWO STAKES PER TREE
- THREE STAKES PER TREE TREES OVER 4" CALIPER GUY AS NEEDED STABILIZE THE TREE
- BARRIER CLOTH IN PLACE
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

OF PENETRATION INTO THE SOIL BELOW THE SOD

- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

- INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY

ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.

EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE

CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR

TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP

ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH FOURI TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY

3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST

INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES BACKEILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE ROCKS LARGER THAN 1" DIA AND ALL

OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND

THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING

THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR

OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS). DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN

THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING

LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES

DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT,

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN

WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24

THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING

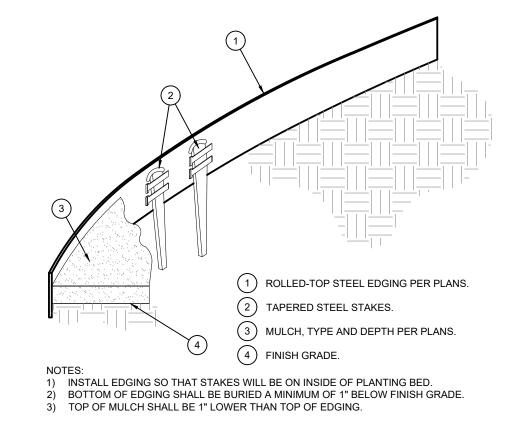
SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE ISCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTH TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS

THE LANDSCAPE SHALL SHOW ACTIVE. HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONA DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY

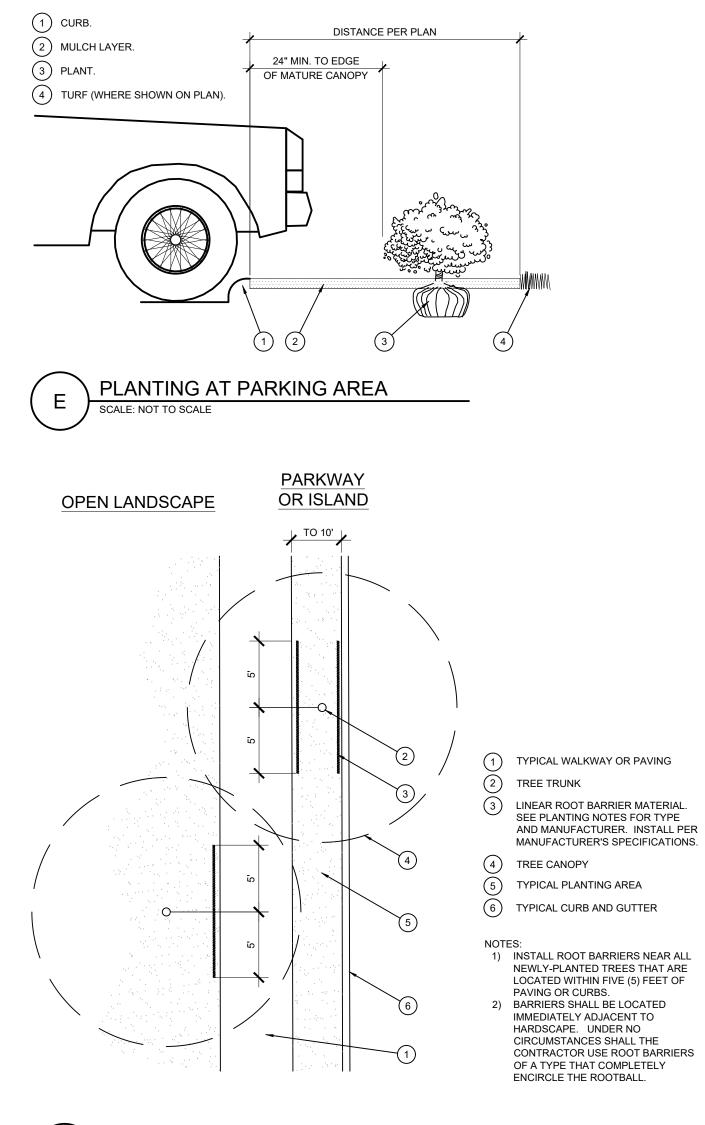
SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION

AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE







ROOT BARRIER - PLAN VIEW SCALE: NOT TO SCALE

